

# 494702

## Traverston Road *In The Township of Glenelg*



[www.TraverstonRoad.com](http://www.TraverstonRoad.com)

*Presented By*

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Broker

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# River

Asking  
**\$325,000**  
Price

## Frontage with Deck

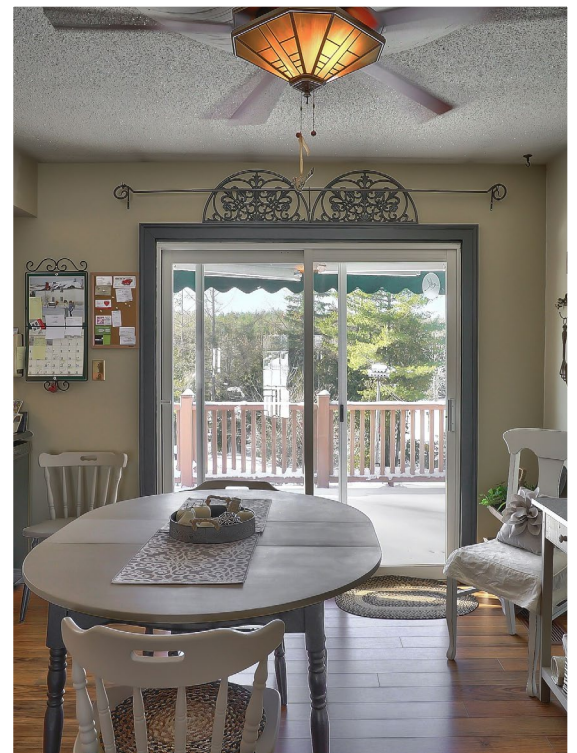




It is hard to find property like this. An attractive bungalow on almost 5 acres with about 1000 feet of river frontage. The home is well situated with landscaped grounds leading down to the river where there is a deck to sit out and enjoy the tranquil surroundings of the waterfront and a bridge crossing to a small island.

The home is in excellent condition and has 3 bedrooms, 2 baths and a developed walk out basement where there is a propane stove that provides a lot of the heat for the house. Off the dining area is a spacious deck that offers a view to the river.

This an excellent location being situated between Highways 6 and 10 and therefore offering easy access to Toronto and also to Guelph, Cambridge and Kitchener/Waterloo. It is about 90 minutes from Brampton and just minutes to Markdale and the Beaver Valley.



# 494702 Traverston Road

Address: 494702 TRAVERSTON RD  
City: GLENELG TWP, NOC 1H0  
MLS® #: 420522000308801  
Possession: JUNE 30 OR TBA  
Type: Single Family  
Style: Bungalow  
Title to Land: Freehold  
Property Size: 3.0 - 9.99 Acres  
Land Features: Stream/Pond/River, Wooded/Treed  
Access: Year Round Road Access  
WF Features: Water Frontage  
Heating: Baseboard, Propane  
Garage Type: Attached  
Water: Drilled  
Sewer: Septic  
Services: Electricity, Internet, Single Phase, Telephone  
Rental Equipm.: Propane Tank  
Exterior: Brick, Stone  
Driveway: Paved, Private  
Foundation/Basement: Block, Full, Partially Developed, Walkout  
Features: Deck/Patio, Fireplace(s), Gas Stove(s)  
Roof: Asphalt Shingle  
Bedrooms: 3  
Bathrooms: 2 \\  
Building Age: 36  
Assessment: \$258750  
Taxes: \$3022 (2014)

Inclusions: Ceiling fan(s), central vac., dishwasher, dryer, light fixtures, fridge, stove, washer, water softener and window coverings.

Directions: From Markdale, West on Grey Road 12, From Hwy #6, East on Grey Road 12 to Traverston Road, North to first on West side #494702.

